

ORDINANCE NO. 890309-B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 6.621 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, AND,

TRACT 2A: 6.830 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2B: 2.322 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2C (WQBZ): 5.826 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, SAVE AND EXCEPT THE LAND DESCRIBED ABOVE AS TRACT 2B CONTAINING APPROXIMATELY 2.322 ACRES OF LAND, FROM "DR" DEVELOPMENT RESERVE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2D (CWQZ): 2.496 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "RR" RURAL RESIDENCE DISTRICT; AND,

TRACT 4: 3.971 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 5: 5.319 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 6: 17.482 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 6A (CWOZ): 0.806 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT AND "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "RR" RURAL RESIDENCE DISTRICT,

GENERALLY KNOWN AS THE PROPERTY LOCATED AT THE INTERSECTION OF SOUTH LOOP 1 (MOPAC) AND WEST WILLIAM CANNON DRIVE, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-88-0068, as follows:

TRACT 1: 6.621 acre tract of land out of the Thomas Anderson League Survey No. 17, from "DR" Development Reserve district and "SF-2" Single-Family Residence (Standard Lot) district to "GR-CO" Community Commercial district-Conditional Overlay combining district, said 6.621 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes; and,

TRACT 2A: 6.830 acre tract of land out of the Thomas Anderson League Survey No. 17, from "DR" Development Reserve district and "SF-2" Single-Family Residence (Standard Lot) district to "GR-CO" Community Commercial district-Conditional Overlay combining district, said 6.830 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes; and,

TRACT 2B: 2.322 acre tract of land out of the Thomas Anderson League Survey No. 17, from "DR" Development Reserve district and "SF-2" Single-Family Residence (Standard Lot) district to "GR-CO" Community Commercial district-Conditional Overlay combining district, said 2.322 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes; and,

TRACT 2C (WOBZ): 5.826 acre tract of land out of the Thomas Anderson League Survey No. 17, Save and Except the land described above as Tract 2B containing approximately 2.322 acres of land, from "DR" Development Reserve district and "SF-2" Single-Family Residence (Standard Lot) district to "GR-CO" Community Commercial district-Conditional Overlay combining district, said 5.826 acre tract of land being more particularly described by metes and bounds in "Exhibit

D" attached and incorporated herein for all purposes; and,

TRACT 2D (CWQZ): 2.496 acre tract of land out of the Thomas Anderson League Survey No. 17, from "DR" Development Reserve district and "SF-2" Single-Family Residence (Standard Lot) district to "RR" Rural Residence district, said 2.496 acre tract of land being more particularly described by metes and bounds in "Exhibit E" attached and incorporated herein for all purposes; and,

TRACT 4: 3.971 acre tract of land out of the Thomas Anderson League Survey No. 17, from "SF-2" Single-Family Residence (Standard Lot) district to "LO-CO" Limited Office district-Conditional Overlay combining district, said 3.971 acre tract of land being more particularly described by metes and bounds in "Exhibit F" attached and incorporated herein for all purposes; and,

TRACT 5: 5.319 acre tract of land out of the Thomas Anderson League Survey No. 17, from "DR" Development Reserve district and "SF-2" Single-Family Residence (Standard Lot) district to "GR-CO" Community Commercial district-Conditional Overlay combining district, said 5.319 acre tract of land being more particularly described by metes and bounds in "Exhibit G" attached and incorporated herein for all purposes; and,

TRACT 6: 17.482 acre tract of land out of the Thomas Anderson League Survey No. 17, from "DR" Development Reserve district and "SF-2" Single-Family Residence (Standard Lot) district to "MF-2-CO" Multifamily Residence (Low Density) district-Conditional Overlay combining district, said 17.482 acre tract of land being more particularly described by metes and bounds in "Exhibit H" attached and incorporated herein for all purposes; and,

TRACT 6A (CWQZ): 0.806 acre tract of land out of the Thomas Anderson League Survey No. 17, from "DR" Development Reserve district and "SF-2" Single-Family Residence (Standard Lot) district to "RR" Rural Residence district, said 0.806 acre tract of land being more particularly described by metes and bounds in "Exhibit I" attached and incorporated herein for all purposes.

These nine Tracts of land are generally known as the Property located at the intersection of South Loop 1 (Mopac) and West William Cannon, lying and being situated in the City of Austin, Travis County, Texas.

PART 2. Notwithstanding any use or site development regulations of the respective base zoning districts to the contrary, all of the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Uses of Tract 2A shall be restricted to the following uses:
 - a. Administrative and business offices,
 - b. Art and craft studio (limited),
 - c. Automotive washing (automatic or mechanical),
 - d. Automotive repair services,
 - e. Business support services,
 - f. Outdoor entertainment,
 - g. Indoor entertainment,
 - h. Indoor sports and recreation,
 - i. Communications services,
 - j. Consumer convenience services,
 - k. Consumer repair services,
 - l. Financial services
 - m. Food sales,
 - n. Funeral services,
 - o. General retail sales (convenience),
 - p. General retail sales (general),
 - q. Medical offices,
 - r. Personal improvement services,
 - s. Personal services,
 - t. Professional office,
 - u. Research services,
 - v. Restaurant (drive-in, fast food),
 - w. Restaurant (limited),
 - x. Restaurant (general),
 - y. Service station, and,
 - z. Theater.
2. Uses of Tract 2B shall be restricted to the following uses:
 - a. Administrative and business offices,
 - b. Business support services,
 - c. Communications services,
 - d. Consumer convenience services,
 - e. General retail sales (convenience),
 - f. General retail sales (general),
 - g. Medical offices,
 - h. Personal services, and
 - i. Professional office.
3. Development on Tract 2B shall conform to the "LO" Limited Office district site development regulations established by Section 13-2-630 of the Land Development Code of the City of Austin.
4. The following conditions shall apply to Tracts 2A and 2B:

- a. Pursuant to the requirements set forth in Section 13-2-308 of the Land Development Code, there shall be an eight foot wood privacy fence constructed and thereafter properly maintained along Westcreek Section Ten Phase "C" and "D," as shown in "Exhibit J" attached and incorporated into this ordinance for further reference.
 - b. There shall be an undisturbed buffer 75 feet wide on Tract 2B adjoining the Westcreek Section Ten Phase "C," as shown in "Exhibit J" attached and incorporated into this ordinance for further reference.
 - c. Until Sanderson Avenue is terminated at the northern boundary of Westcreek Section Ten Phase "D" there will be no direct access from Tract 2A onto Westcreek Section Ten Phase "D," as shown in "Exhibit J" attached and incorporated into this ordinance for further reference.
5. The following condition shall apply to Tracts 1, 2A, 2B, 2C (WQBZ), and 5:
- Development shall be restricted to a maximum floor to area ratio of .30 to 1, except that the gross floor area from Tract 2C (WQBZ) may be transferred to Tracts 2A and 2B, resulting in a higher floor to area ratio, subject to compliance with all applicable ordinances.
6. There shall be an undisturbed vegetative buffer 50 feet wide along the eastern property line of the Tract 4, adjacent to the existing residential development.
7. The following condition shall apply to Tract 6:
- a. The number of dwelling units shall not exceed 289.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. It is hereby ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the amendment enacted in this ordinance.

PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

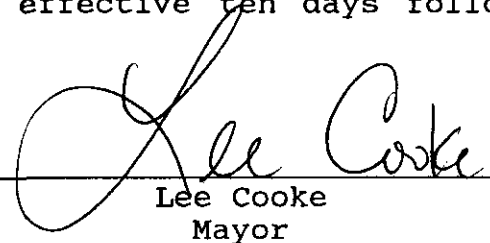
PART 5. This ordinance shall be effective ten days following the date of its final passage.

PASSED AND APPROVED


March 9

, 1989


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Lee Cooke
Mayor

APPROVED:


Iris J. Jones
Acting City Attorney

ATTEST:


James E. Aldridge
City Clerk

88-0068.ord

AFM/jj

6.621 Acres
Garza Zoning Fieldnotes
Tract One

Thomas Anderson League
Survey No. 17
June 7, 1988
88522.00/3318/ss

NOT A SURVEY

STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information of a tract of land containing 6.621 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 38.42 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 7684, Page 700 of the Travis County Deed Records, the said 6.621 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of the above said 38.42 acre tract, same being the southeast corner of that certain 10 acre tract of land as conveyed to T. U. Bryant by deed recorded in Volume 906, Page 529 of the Travis County Deed Records, also being in the north line of that certain 108.802 acre tract of land as conveyed to T. U. Bryant by deed recorded in Volume 570, Page 268 of the Travis County Deed Records;

THENCE, N 27° 41' 38" E, with the common line between the said 10 acre tract and the 38.42 acre tract, passing at a distance of 660.00 feet the northeast corner of the said 10.00 acre tract, same being in the east line of that certain 26.78 acre tract of land as conveyed to T. U. Bryant by deed recorded in Volume 693, Page 39 of the Travis County Deed Records, in all for a total distance of 928.09 feet to a point in the south curving right-of-way line of William Cannon Drive (120' right-of-way);

THENCE, leaving the west line of and crossing through the said 38.42 acre tract and with the south curving right-of-way line of William Cannon Drive (120' right-of-way), being a curve to the right having a central angle of 07° 58' 14", a radius of 2440.00 feet, a chord distance of 339.16 feet (chord bears S 42° 28' 15" E) for an arc distance of 339.43 feet to a point in the west right-of-way line of State Highway Loop, for the northwest corner of that certain 1.022 acre tract of land described as Tract 12-B in a deed conveyed to the State of Texas, recorded in Volume 10336, Page 912 of the Travis County Deed Records;

THENCE, S 00° 22' 58" E, along the west right-of-way line of said State Highway Loop One (Mopac South), for a distance of 61.85 feet to a point for the northwest corner of that certain 0.112 acre tract of land described as Tract 12-D in a deed conveyed to the State of Texas, recorded in Volume 10336, Page 935 of the Travis County Deed Records;

THENCE, continuing along the west right-of-way line of said State Highway Loop One the following four (4) courses:

- 1) S 31° 39' 00" W, for a distance of 160.00 feet to an angle point;
- 2) S 25° 54' 39" W, for a distance of 200.01 feet to a point in the west line of the said 1.022 acre tract;

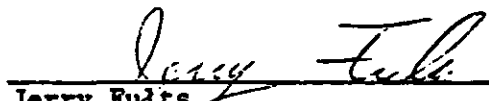
6.621 Acres
Garza Zoning Fieldnotes
Tract One

Thomas Anderson League
Survey No. 17
June 7, 1988
88522.00/3318/ss

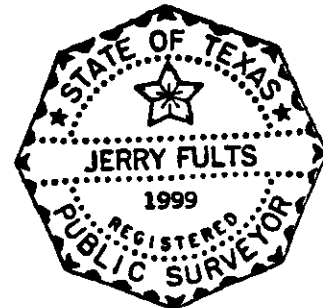
- 3) S 31° 39' 00" W, for a distance of 35.99 feet to the point of curvature of a curve to the right;
- 4) with the said curve to the right having a central angle of 09° 14' 37", a radius of 2275.33 feet, a chord distance of 366.68 feet (chord bears S 36° 16' 18" W), for an arc distance of 367.08 feet to a point in the south line of the said 38.42 acre tract, being in the north line of the said 108.802 acre tract;

THENCE, N 62° 23' 23" W, leaving the west right-of-way line of said State Highway Loop One (Mopac South), along the common line between the said 38.42 acre tract and the said 108.802 acre tract, for a distance of 286.16 feet to the POINT OF BEGINNING, CONTAINING (288,410 square feet) 6.621 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.


Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

6-7-88
Date



STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 6.830 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 29.028 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 3507, Page 1636 of the Travis County Deed Records, and being a portion of that 38.42 acre tract of land as conveyed to Eli J. Garza by deed recorded in Volume 7684, Page 700 of the Travis County Deed Records, also being a portion of right-of-way of Camino Largo Road as described in a correction deed recorded in Volume 3513, Page 459, Travis County, Texas, the said 6.830 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the curving north right-of-way line of William Cannon Drive (120' right-of-way), being in the west line of the said 38.42 acre tract and in the east line of that certain 26.78 acre tract as conveyed to T. U. Bryant by deed recorded in Volume 693, Page 39 of the Travis County Deed Records, from which the southwest corner of 38.42 acre tract bears S 27° 41' 38" W, 1052.59 feet;

THENCE, N 27° 41' 38" E, with the common line between the said 38.42 acre tract and the 26.78 acre tract, passing at a distance of 329.46 feet, a point in the south right-of-way line of said Camino Largo Road, in all a total distance of 350.47 feet to a point for the northeast corner of the said 26.78 acre tract, same being the southeast corner of West Creek, Section Ten, Phase D, as recorded in Book 80, Page 279 of the Travis County Plat Records;

THENCE, N 28° 01' 30" E, passing at a distance of 31.03 feet, the north right-of-way line of Camino Largo Road, in all for a total distance of 335.07 feet to a point for the northwest corner of the herein described tract;

THENCE, S 61° 58' 30" E, crossing through the said 29.028 acre tract for a distance of 446.50 feet to a point in the west curving right-of-way line of State Highway Loop 1, same being in the west line of that certain 0.814 acre tract of land described as Tract 10-B in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), said deed is recorded in Volume 10336, Page 912 of the Travis County Deed Records;

THENCE, along the west right-of-way line of State Highway Loop 1, with the said curve to the left, passing at an arc distance of 185.62 feet, a point in the north right-of-way line of the above said Camino Largo Road, same being the southwest corner of the said 0.814 acre tract, in all the said curve to the left having a central angle of 04° 44' 01", a radius of 2881.29 feet, a chord distance of 237.97 feet (chord bears S 34° 39' 02" W), for an arc distance of 238.04 feet to a point in the south curving right-of-way line of the above said Camino Largo Road, same being a common north corner of a 0.107 acre tract described as Tract 11-D, and a 0.798 acre tract described as Tract 11-B, both conveyed to the State of Texas, by deed recorded in Volume 10336, Page 935 and Volume 10336, Page 912, respectively, the Travis County Deed Records;

THENCE, with the south curving right-of-way line of Camino Largo Road and the north line of the above said 0.107 acre tract, being a curve to the left having a central angle of 00° 26' 30", a radius of 1379.09 feet, a chord distance of 10.63 feet (chord bears N 75° 09' 39" W), for an arc distance of 10.63 feet to the northwest corner of the above said 0.107 acre tract, same being a point in the north line of the said 38.42 acre tract;

THENCE, leaving the south right-of-way line of the above said Camino Largo Road and crossing through the said 38.42 acre tract, along the west right-of-way line of said State Highway Loop 1 (Mopac South) the following three courses:

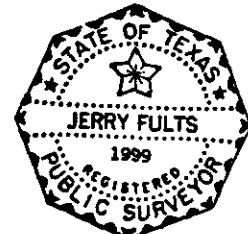
- 1) S 31° 39' 00" W, for a distance of 474.06 feet to an angle point for the southwest corner of the above said 0.107 acre tract being in the west line of the said 0.798 acre tract;
- 2) S 60° 56' 04" W, for a distance of 53.51 feet to an angle point;
- 3) N 74° 22' 49" W, for a distance of 77.81 feet to a point in the north curving right-of-way line of William Cannon Drive (120' right-of-way), same being the southwest corner of the said 0.798 acre tract;

THENCE, along the north curving right-of-way line of said William Cannon Drive (120' right-of-way) and continuing across the said 38.42 acre tract, being a curve to the left having a central angle of 06° 23' 38", a radius of 2560.00 feet, a chord distance of 285.54 feet (chord bears N 44° 01' 13" W) for an arc distance of 285.69 feet to the POINT OF BEGINNING, CONTAINING 6.830 acres (297,514 square feet) of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

11-14-88
Date



STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 2.322 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 29.028 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 3507, Page 1636 of the Travis County Deed Records, said 2.322 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the center line of Williamson Creek, being the northwest corner of that certain 0.814 acre tract of land described as Tract 10-B in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), said deed is recorded in Volume 10336, Page 912 of the Travis County Deed Records, same being a point in the south line of that 98.768 acre tract of land as conveyed to John C. Phillips by deed recorded in Volume 10034, Page 632 of the Travis County Deed Records, also being in the north line of the above said 29.028 acre tract;

THENCE, leaving the north line of and across the above said 29.028 acre tract, along the west right-of-way line of the State Highway Loop 1 the following three (3) courses:

- 1) S 37° 52' 24" W, for a distance of 100.97 feet to an angle point;
- 2) S 35° 44' 44" W, for a distance of 332.43 feet to an angle point;
- 3) S 34° 15' 40" W, for a distance of 86.22 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, continuing along the west right-of-way line of State Highway Loop 1, the following two (2) courses:

- 1) S 34° 15' 40" W, for a distance of 107.85 feet to the point of curvature of a curve to the left;
- 2) with the said curve to the left, having a central angle of 01° 13' 58", a radius of 2881.29 feet, a chord distance of 61.99 feet (chord bears S 37° 38' 01" W), for an arc distance of 61.99 feet to a point for a corner;

THENCE, N 61° 58' 30" W, continuing across the said 29.028 acre tract, for a distance of 446.50 feet to a point in the west line of the said 29.028 acre tract, same being in the east line of West Creek, Section Ten, Phase D as recorded in Book 80, Page 279 of the Travis County Plat Records;

THENCE, N 28° 01' 30" E, along the common line between the said 29.028 acre tract and West Creek, Section Ten, Phase D, also West Creek, Section Ten, Phase C as recorded in Book 80, Pages 277-278 of the Travis County Plat Records, passing at a distance of 188.82 feet, the northeast corner of West Creek, Section Ten, Phase D, same being the southeast corner of Westcreek, Section Ten, Phase C, in all for a total distance of 297.77 feet to an angle point;

THENCE, across the said 29.028 acre tract, the following three (3) courses:

- 1) S 40° 50' 35" E, for a distance of 244.74 feet to an angle point;
- 2) S 51° 13' 35" E, for a distance of 233.84 feet to an angle point;

2.322 Acres
Garza Zoning Fieldnotes
Tract 2B

Thomas Anderson League
Survey No. 17
November 14, 1988
88522.00/3319/sas/Page 2

- 3) S 74° 49' 35" E, for a distance of 10.82 feet to the POINT OF BEGINNING, CONTAINING (101,146 square feet), 2.322 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

11-14-88
Date

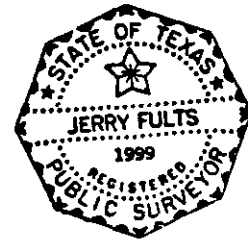


EXHIBIT "C"

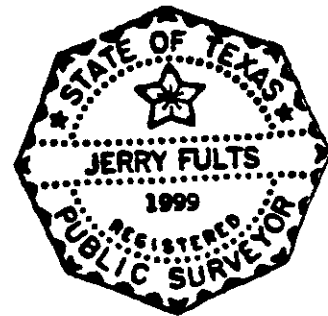
- 3) S 31° 39' 00" W, for a distance of 35.99 feet to the point of curvature of a curve to the right;
- 4) with the said curve to the right having a central angle of 09° 14' 37", a radius of 2275.33 feet, a chord distance of 366.68 feet (chord bears S 36° 16' 18" W), for an arc distance of 367.08 feet to a point in the south line of the said 38.42 acre tract, being in the north line of the said 108.802 acre tract;

THENCE, N 62° 23' 23" W, leaving the west right-of-way line of said State Highway Loop One (Mopac South), along the common line between the said 38.42 acre tract and the said 108.802 acre tract, for a distance of 286.16 feet to the POINT OF BEGINNING, CONTAINING (288,410 square feet) 6.621 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

6-7-88
Date



STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 6.830 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 29.028 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 3507, Page 1636 of the Travis County Deed Records, and being a portion of that 38.42 acre tract of land as conveyed to Eli J. Garza by deed recorded in Volume 7684, Page 700 of the Travis County Deed Records, also being a portion of right-of-way of Camino Largo Road as described in a correction deed recorded in Volume 3513, Page 459, Travis County, Texas, the said 6.830 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the curving north right-of-way line of William Cannon Drive (120' right-of-way), being in the west line of the said 38.42 acre tract and in the east line of that certain 26.78 acre tract as conveyed to T. U. Bryant by deed recorded in Volume 693, Page 39 of the Travis County Deed Records, from which the southwest corner of 38.42 acre tract bears S 27° 41' 38" W, 1052.59 feet;

THENCE, N 27° 41' 38" E, with the common line between the said 38.42 acre tract and the 26.78 acre tract, passing at a distance of 329.46 feet, a point in the south right-of-way line of said Camino Largo Road, in all a total distance of 350.47 feet to a point for the northeast corner of the said 26.78 acre tract, same being the southeast corner of West Creek, Section Ten, Phase D, as recorded in Book 80, Page 279 of the Travis County Plat Records;

THENCE, N 28° 01' 30" E, passing at a distance of 31.03 feet, the north right-of-way line of Camino Largo Road, in all for a total distance of 335.07 feet to a point for the northwest corner of the herein described tract;

THENCE, S 61° 58' 30" E, crossing through the said 29.028 acre tract for a distance of 446.50 feet to a point in the west curving right-of-way line of State Highway Loop 1, same being in the west line of that certain 0.814 acre tract of land described as Tract 10-B in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), said deed is recorded in Volume 10336, Page 912 of the Travis County Deed Records;

THENCE, along the west right-of-way line of State Highway Loop 1, with the said curve to the left, passing at an arc distance of 185.62 feet, a point in the north right-of-way line of the above said Camino Largo Road, same being the southwest corner of the said 0.814 acre tract, in all the said curve to the left having a central angle of 04° 44' 01", a radius of 2881.29 feet, a chord distance of 237.97 feet (chord bears S 34° 39' 02" W), for an arc distance of 238.04 feet to a point in the south curving right-of-way line of the above said Camino Largo Road, same being a common north corner of a 0.107 acre tract described as Tract 11-D, and a 0.798 acre tract described as Tract 11-B, both conveyed to the State of Texas, by deed recorded in Volume 10336, Page 935 and Volume 10336, Page 912, respectively, the Travis County Deed Records;


THENCE, with the south curving right-of-way line of Camino Largo Road and the north line of the above said 0.107 acre tract, being a curve to the left having a central angle of 00° 26' 30", a radius of 1379.09 feet, a chord distance of 10.63 feet (chord bears N 75° 09' 39" W), for an arc distance of 10.63 feet to the northwest corner of the above said 0.107 acre tract, same being a point in the north line of the said 38.42 acre tract;

THENCE, leaving the south right-of-way line of the above said Camino Largo Road and crossing through the said 38.42 acre tract, along the west right-of-way line of said State Highway Loop 1 (Mopac South) the following three courses:

- 1) S 31° 39' 00" W, for a distance of 474.06 feet to an angle point for the southwest corner of the above said 0.107 acre tract being in the west line of the said 0.798 acre tract;
- 2) S 60° 56' 04" W, for a distance of 53.51 feet to an angle point;
- 3) N 74° 22' 49" W, for a distance of 77.81 feet to a point in the north curving right-of-way line of William Cannon Drive (120' right-of-way), same being the southwest corner of the said 0.798 acre tract;

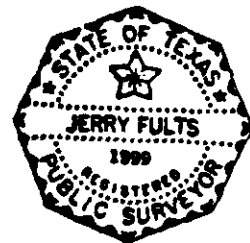
THENCE, along the north curving right-of-way line of said William Cannon Drive (120' right-of-way) and continuing across the said 38.42 acre tract, being a curve to the left having a central angle of 06° 23' 38", a radius of 2560.00 feet, a chord distance of 285.54 feet (chord bears N 44° 01' 13" W) for an arc distance of 285.69 feet to the POINT OF BEGINNING, CONTAINING 6.830 acres (297,514 square feet) of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.



Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

11-14-88
Date



STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 2.322 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 29.028 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 3507, Page 1636 of the Travis County Deed Records, said 2.322 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the center line of Williamson Creek, being the northwest corner of that certain 0.814 acre tract of land described as Tract 10-B in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), said deed is recorded in Volume 10336, Page 912 of the Travis County Deed Records, same being a point in the south line of that 98.768 acre tract of land as conveyed to John C. Phillips by deed recorded in Volume 10034, Page 632 of the Travis County Deed Records, also being in the north line of the above said 29.028 acre tract;

THENCE, leaving the north line of and across the above said 29.028 acre tract, along the west right-of-way line of the State Highway Loop 1 the following three (3) courses:

- 1) S 37° 52' 24" W, for a distance of 100.97 feet to an angle point;
- 2) S 35° 44' 44" W, for a distance of 332.43 feet to an angle point;
- 3) S 34° 15' 40" W, for a distance of 86.22 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, continuing along the west right-of-way line of State Highway Loop 1, the following two (2) courses:

- 1) S 34° 15' 40" W, for a distance of 107.85 feet to the point of curvature of a curve to the left;
- 2) with the said curve to the left, having a central angle of 01° 13' 58", a radius of 2881.29 feet, a chord distance of 61.99 feet (chord bears S 37° 38' 01" W), for an arc distance of 61.99 feet to a point for a corner;

THENCE, N 61° 38' 30" W, continuing across the said 29.028 acre tract, for a distance of 446.50 feet to a point in the west line of the said 29.028 acre tract, same being in the east line of West Creek, Section Ten, Phase D as recorded in Book 80, Page 279 of the Travis County Plat Records;

THENCE, N 28° 01' 30" E, along the common line between the said 29.028 acre tract and West Creek, Section Ten, Phase D, also West Creek, Section Ten, Phase C as recorded in Book 80, Pages 277-278 of the Travis County Plat Records, passing at a distance of 188.82 feet, the northeast corner of West Creek, Section Ten, Phase D, same being the southeast corner of Westcreek, Section Ten, Phase C, in all for a total distance of 297.77 feet to an angle point;

THENCE, across the said 29.028 acre tract, the following three (3) courses:

- 1) S 40° 50' 35" E, for a distance of 244.74 feet to an angle point;
- 2) S 51° 13' 35" E, for a distance of 233.84 feet to an angle point;

EXHIBIT "C"

- 3) S 74° 49' 35" E, for a distance of 10.82 feet to the POINT OF BEGINNING, CONTAINING (101,146 square feet). 2.322 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

11-14-88
Date

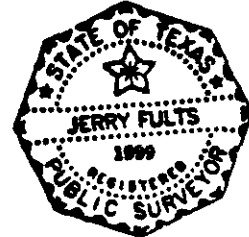


EXHIBIT "C"

5.319 Acres
Garza Zoning Fieldnotes
Tract Five

Thomas Anderson League
Survey No. 17
June 7, 1988
88522.00/3318/ss

NOT A SURVEY

STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 5.319 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 38.42 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 7684, Page 700 of the Travis County Deed Records, the said 5.319 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of the 0.862 acre tract of land described as tract 11-C in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), recorded in Volume 10336, Page 912 of the Travis County Deed Records, said point being in the south right-of-way line of Camino Largo Road (right-of-way varies) as described in a correction deed recorded in Volume 3513, Page 459 of the Travis County Deed Records, also being a point in the north line of the said 38.42 acre tract;

THENCE, S 62° 35' 06" E, leaving the east right-of-way line of State Highway Loop 1 (Mopac South) and with the common line between the said 38.42 acre tract and Camino Largo Road (right-of-way varies), for a distance of 37.71 feet to the point of curvature of a non-tangent curve to the left, said point being a corner in the north line of Garza Place, Section One, Tract A, a subdivision recorded in Book 03, Page 368 of the Travis County Plat Records;

THENCE, leaving the south right-of-way line of said Camino Largo Road, along the common line between the said Garza Place Section One, Tract A and the said 38.42 acre tract the following six (6) courses:

- 1) with the above said non-tangent curve to the left having a central angle of 89° 52' 23", a radius of 20.00 feet, a chord distance of 28.25 feet (chord bears S 72° 33' 48" W) for an arc distance of 31.37 feet to a point;
- 2) S 27° 26' 01" W, for a distance of 130.01 feet to an angle point;
- 3) S 27° 20' 40" W, for a distance of 129.96 feet the point of curvature of a curve to the left;
- 4) with the said curve to the left having a central angle of 89° 59' 00", a radius of 20.00 feet, a chord distance of 28.28 feet (chord bears S 17° 32' 59" E), for an arc distance of 31.41 feet to a point;
- 5) S 62° 34' 39" E, for a distance of 204.98 feet to a point of curvature of a curve to the right;

- 6) with the said curve to the right having a central angle of $45^{\circ} 47' 55''$, a radius of 132.40 feet, a chord distance of 103.04 feet (chord bears $S 39^{\circ} 39' 41'' E$) for an arc distance of 105.83 feet to a point for the southeast corner of the said Garza Place, Section One, Tract A subdivision and a point in the east line of the said 38.42 acre tract, said point being the southwest corner of that certain 7.695 acre tract of land and a point in the north line of that 1.55 acre tract of land, both tracts conveyed to Eli Garza and Earl C. McComis by deed recorded in Volume 4210, Page 746 of the Travis County Deed Records;

THENCE, $N 62^{\circ} 38' 01'' W$, along the north line of the above said 1.55 acre tract and an east line of the said 38.42 acre tract, a distance of 4.50 feet to an angle point for the northwest corner of the said 1.55 acre tract;

THENCE, $S 27^{\circ} 21' 53'' W$, passing at a distance of 65.00 feet, the southwest corner of the said 1.55 acre tract, same being the northeast corner of that certain 61.08 acre tract of land conveyed to Motorola, Inc. by deed recorded in Volume 5537, Page 415 of the Travis County Deed Records, in all a total distance of 703.43 feet to a point in the north right-of-way line of William Cannon Drive (120' right-of-way);

THENCE, $N 34^{\circ} 05' 12'' W$, with the north right-of-way line of said William Cannon Drive and leaving the east line of the said 38.42 acre tract, a distance of 388.59 feet to a point for the southeast corner of the said 0.862 acre tract, same being in the east right-of-way line of State Highway Loop 1 (Mopac South);

THENCE, leaving the north right-of-way line of said William Cannon Drive and with the east right-of-way line of said State Highway Loop 1 (Mopac South), continuing across the said 38.42 acres the following five (5) courses:

- 1) $N 06^{\circ} 53' 44'' E$, for a distance of 59.62 feet to an angle point;
- 2) $N 30^{\circ} 15' 10'' E$, for a distance of 489.29 feet to the point of curvature of a curve to the left;
- 3) with the said curve to the left having a central angle of $02^{\circ} 49' 09''$, a radius of 2881.29 feet, a chord distance of 141.76 feet (chord bears $N 28^{\circ} 50' 36'' E$), for an arc distance of 141.77 feet to the point of tangency;
- 4) $N 27^{\circ} 26' 01'' E$, for a distance of 103.75 feet to the point of curvature of a curve to the right;

5.319 Acres
Garza Zoning Fieldnotes
Tract Five

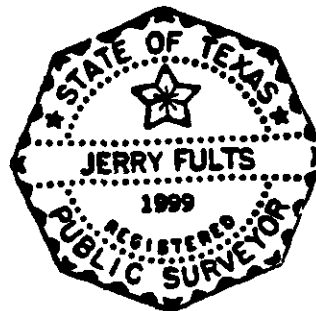
Thomas Anderson League
Survey No. 17
June 7, 1988
88522.00/3318/aa

- 5) with the said curve to the right having a central angle of $01^{\circ} 22' 12''$, a radius of 2848.29 feet, a chord distance of 68.10 feet (chord bears $N 28^{\circ} 07' 07'' E$), for an arc distance of 68.11 feet to the POINT OF BEGINNING, CONTAINING (231,695 square feet), 5.319 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

6-7-88
Date



STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 5.826 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 29.028 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 3507, Page 1636 of the Travis County Deed Records, said 5.826 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the center line of Williamson Creek, being the northwest corner of that certain 0.814 acre tract of land described as Tract 10-B in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), said deed is recorded in Volume 10336, Page 912 of the Travis County Deed Records, same being a point in the south line of that 98.768 acre tract of land as conveyed to John C. Phillips by deed recorded in Volume 10034, Page 632 of the Travis County Deed Records, also being in the north line of the above said 29.028 acre tract;

THENCE, leaving the north line of and across the above said 29.028 acre tract, along the west right-of-way line of the State Highway Loop 1 the following two (2) courses:

- 1) S 37° 52' 24" W, for a distance of 100.97 feet to an angle point;
- 2) S 35° 44' 44" W, for a distance of 99.03 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, continuing along the west right-of-way line of State Highway Loop 1, the following three (3) courses:

- 1) S 35° 44' 44" W, for a distance of 233.40 feet to an angle point;
- 2) S 34° 15' 40" W, for a distance of 194.07 feet to the point of curvature of a curve to the left;
- 3) with the said curve to the left, having a central angle of 01° 13' 58", a radius of 2881.29 feet, a chord distance of 61.99 feet (chord bears S 37° 38' 01" W), for an arc distance of 61.99 feet to a point for a corner;

THENCE, N 61° 58' 30" W, continuing across the said 29.028 acre tract, for a distance of 446.50 feet to a point in the west line of the said 29.028 acre tract, same being in the east line of West Creek, Section Ten, Phase D as recorded in Book 80, Page 279 of the Travis County Plat Records;

THENCE, along the common line between the said 29.028 acre tract and West Creek, Section Ten, Phase D, also West Creek, Section Ten, Phase C as recorded in Book 80, Pages 277-278 of the Travis County Plat Records, the following two courses:

- 1) N 28° 01' 30" E, passing at a distance of 188.82 feet, the northeast corner of West Creek, Section Ten, Phase D, same being the southeast corner of Westcreek, Section Ten, Phase C, in all for a total distance of 301.04 feet to an angle point;
- 2) N 29° 00' 53" E, for a distance of 316.30 feet, to a point for the northwest corner of the herein described tract;

THENCE, crossing through the said 29.028 acre tract, the following three (3) courses:

- 1) S 40° 50' 35" E, for a distance of 327.58 feet to an angle point;
- 2) S 51° 13' 35" E, for a distance of 143.90 feet to an angle point;

5.826 Acres
Garza Zoning Fieldnotes
Tract 2B and WQBZ

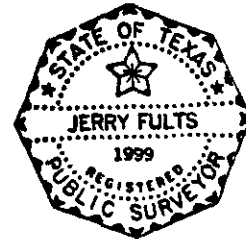
Thomas Anderson League
Survey no. 17
November 14, 1988
88522.00/3319/sas/Page 2

- 3) S 74° 49' 35" E, for a distance of 58.36 feet to the POINT OF BEGINNING, CONTAINING (253,780 square feet), 5.826 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

11-14-88
Date



STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 2.496 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 29.028 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 3507, Page 1636 of the Travis County Deed Records, the said 2.496 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center line of Williamson Creek, being the northwest corner of that certain 0.814 acre tract of land described as Tract 10-B in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), said deed is recorded in Volume 10336, Page 912 of the Travis County Deed Records, same being a point in the south line of that 98.768 acre tract of land as conveyed to John C. Phillips by deed recorded in Volume 10034, Page 632 of the Travis County Deed Records, also being in the north line of the above said 29.028 acre tract;

THENCE, leaving the north line of and across the above said 29.028 acre tract, along the west right-of-way line of the State Highway Loop 1 the following four courses:

- 1) S 37° 52' 24" W, for a distance of 100.97 feet to an angle point;
- 2) S 35° 44' 44" W, for a distance of 99.03 feet to a point for a corner of the herein described tract;

THENCE, leaving the west right-of-way line of State Highway Loop 1 and continuing across the said 29.028 acre tract the following three (3) courses:

- 1) N 74° 49' 35" W, for a distance of 58.36 feet to an angle point;
- 2) N 51° 13' 35" W, for a distance of 143.90 feet to an angle point;
- 3) N 40° 50' 35" W, for a distance of 327.58 feet to a point in the west line of the said 29.028 acre tract, same being in the east line of West Creek, Section Ten, Phase C as recorded in Book 80, Pages 277-278 of the Travis County Plat Records;

THENCE, N 29° 00' 53" E, along the common line between the said 29.028 acre tract and West Creek, Section Ten, Phase C, passing at a distance of 61.00 feet the northeast corner of said West Creek, Section Ten, Phase C, same being the southeast corner of West Creek, Section Ten, Phase J as recorded in Book 82, Page 351 of the Travis County Plat Records, in all for a total distance of 233.77 feet to a point in the centerline of Williamson Creek, being in the south line of the above said 98.768 acre tract, same being the northwest corner of the said 29.028 acre tract, also being the northeast corner of the said West Creek, Section Ten, Phase J;

THENCE, along the south line of the said 98.768 acres and the north line of the said 29.028 acre tract, being the centerline of Williamson Creek, the following four (4) courses:

- 1) S 27° 59' 35" E, for a distance of 87.56 feet to an angle point;
- 2) S 40° 50' 35" E, for a distance of 304.54 feet to an angle point;
- 3) S 51° 13' 35" E, for a distance of 119.27 feet to an angle point;

2.496 Acres
Garza Zoning Fieldnotes
Tract 2 CWQ2

Thomas Anderson League
Survey No. 17
November 14, 1988
88522.00/3319/sas/Page 2

- 4) S 74° 49' 35" E, for a distance of 57.97 feet to the POINT OF BEGINNING, CONTAINING (108,725 square feet) 2.496 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 State of Texas

11-14-88
Date

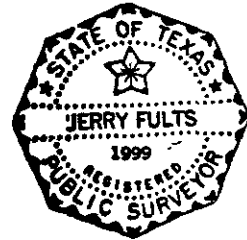


EXHIBIT "E"

3.971 Acres
Garza Zoning Fieldnotes
Tract Four

Thomas Anderson League
Survey No. 17 Abstract No. 2
June 7, 1988
88522.00/3318/sas

NOT A SURVEY

STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 3.971 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 38.42 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 7684, Page 700 of the Travis County Deed Records, the said 3.971 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of that certain 0.928 acre tract of land described as tract 12-C in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), recorded in Volume 10336, Page 912 of the Travis County Deed Records, said point being in the south right-of-way line of William Cannon Drive (120' right-of-way);

THENCE, S 34° 05' 12" E, leaving the easterly right-of-way line of said State Highway Loop 1 (Mopac South), along the south right-of-way line of said William Cannon Drive, 296.00 feet to a point in the east line of the said 38.42 acre tract, same being the northwest corner of the Bannockburn Subdivision as recorded in Book 77, Page 245 of the Travis County Plat Records;

THENCE, S 27° 21' 53" W, along the common line between the said Bannockburn Subdivision and the said 38.42 acre tract, a distance of 353.16 feet to a point for the southeast corner of the said 38.42 acre tract, same being the northeast corner of that certain 108.802 acre tract conveyed to T.U. Bryant by deed recorded in Volume 570, Page 268 of the Travis County Deed Records;

THENCE, N 62° 23' 23" W, along the common line between the said 108.802 acre tract and the said 38.42 acre tract, a distance of 439.67 feet to a point in the easterly curving right-of-way line of said State Highway Loop 1 (Mopac South), same being the southeast corner of the said 0.928 acre tract;

THENCE, along the easterly right-of-way line of State Highway Loop 1 (Mopac South) and across the said 38.42 acre tract the following four (4) courses:

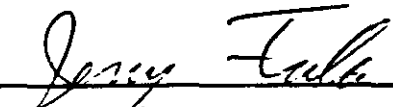
- 1) with the above said curve to the left having a central angle of 11° 47' 14", a radius of 1926.36 feet, a chord distance of 395.60 feet (chord bears N 36° 08' 47" E), for an arc distance of 396.30 feet to the point of tangency;
- 2) N 65° 09' 23" E, for a distance of 91.64 feet to an angle point;
- 3) S 75° 02' 53" E, for a distance of 54.83 feet to an angle point;

3.971 Acres
Garza Zoning Fieldnotes
Tract Four

Thomas Anderson League
Survey No. 17 Abstract No. 2
June 7, 1988
88522.00/3318/sas

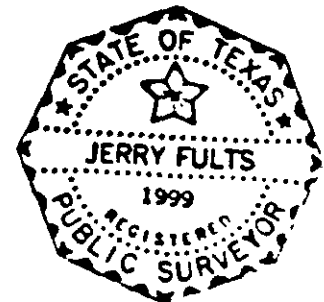
- 4) N 55° 54' 48" E, for a distance of 19.99 feet to the POINT OF BEGINNING, CONTAINING (172,976 square feet), 3.971 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.



Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

6-7-88
Date



5.319 Acres
Garza Zoning Fieldnotes
Tract Five

Thomas Anderson League
Survey No. 17
June 7, 1988
88522.00/3318/ss

NOT A SURVEY

STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information, of a tract of land containing 5.319 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 38.42 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 7684, Page 700 of the Travis County Deed Records, the said 5.319 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of the 0.862 acre tract of land described as tract 11-C in a deed conveyed to the State of Texas, for right-of-way of State Highway Loop 1 (Mopac South), recorded in Volume 10336, Page 912 of the Travis County Deed Records, said point being in the south right-of-way line of Camino Largo Road (right-of-way varies) as described in a correction deed recorded in Volume 3513, Page 459 of the Travis County Deed Records, also being a point in the north line of the said 38.42 acre tract;

THENCE, S 62° 35' 06" E, leaving the east right-of-way line of State Highway Loop 1 (Mopac South) and with the common line between the said 38.42 acre tract and Camino Largo Road (right-of-way varies), for a distance of 37.71 feet to the point of curvature of a non-tangent curve to the left, said point being a corner in the north line of Garza Place, Section One, Tract A, a subdivision recorded in Book 03, Page 368 of the Travis County Plat Records;

THENCE, leaving the south right-of-way line of said Camino Largo Road, along the common line between the said Garza Place Section One, Tract A and the said 38.42 acre tract the following six (6) courses:

- 1) with the above said non-tangent curve to the left having a central angle of 89° 52' 23", a radius of 20.00 feet, a chord distance of 28.25 feet (chord bears S 72° 33' 48" W) for an arc distance of 31.37 feet to a point;
- 2) S 27° 26' 01" W, for a distance of 130.01 feet to an angle point;
- 3) S 27° 20' 40" W, for a distance of 129.96 feet the point of curvature of a curve to the left;
- 4) with the said curve to the left having a central angle of 89° 59' 00", a radius of 20.00 feet, a chord distance of 28.28 feet (chord bears S 17° 32' 59" E), for an arc distance of 31.41 feet to a point;
- 5) S 62° 34' 39" E, for a distance of 204.98 feet to a point of curvature of a curve to the right;

- 6) with the said curve to the right having a central angle of $45^{\circ} 47' 55''$, a radius of 132.40 feet, a chord distance of 103.04 feet (chord bears $S 39^{\circ} 39' 41'' E$) for an arc distance of 105.83 feet to a point for the southeast corner of the said Garza Place, Section One, Tract A subdivision and a point in the east line of the said 38.42 acre tract, said point being the southwest corner of that certain 7.695 acre tract of land and a point in the north line of that 1.55 acre tract of land, both tracts conveyed to Eli Garza and Earl C. McComis by deed recorded in Volume 4210, Page 746 of the Travis County Deed Records;

THENCE, $N 62^{\circ} 38' 01'' W$, along the north line of the above said 1.55 acre tract and an east line of the said 38.42 acre tract, a distance of 4.50 feet to an angle point for the northwest corner of the said 1.55 acre tract;

THENCE, $S 27^{\circ} 21' 53'' W$, passing at a distance of 65.00 feet, the southwest corner of the said 1.55 acre tract, same being the northeast corner of that certain 61.08 acre tract of land conveyed to Motorola, Inc. by deed recorded in Volume 5537, Page 415 of the Travis County Deed Records, in all a total distance of 703.43 feet to a point in the north right-of-way line of William Cannon Drive (120' right-of-way);

THENCE, $N 34^{\circ} 05' 12'' W$, with the north right-of-way line of said William Cannon Drive and leaving the east line of the said 38.42 acre tract, a distance of 388.59 feet to a point for the southeast corner of the said 0.862 acre tract, same being in the east right-of-way line of State Highway Loop 1 (Mopac South);

THENCE, leaving the north right-of-way line of said William Cannon Drive and with the east right-of-way line of said State Highway Loop 1 (Mopac South), continuing across the said 38.42 acres the following five (5) courses:

- 1) $N 06^{\circ} 53' 44'' E$, for a distance of 59.62 feet to an angle point;
- 2) $N 30^{\circ} 15' 10'' E$, for a distance of 489.29 feet to the point of curvature of a curve to the left;
- 3) with the said curve to the left having a central angle of $02^{\circ} 49' 09''$, a radius of 2881.29 feet, a chord distance of 141.76 feet (chord bears $N 28^{\circ} 50' 36'' E$), for an arc distance of 141.77 feet to the point of tangency;
- 4) $N 27^{\circ} 26' 01'' E$, for a distance of 103.75 feet to the point of curvature of a curve to the right;

5.319 Acres
Garza Zoning Fieldnotes
Tract Five

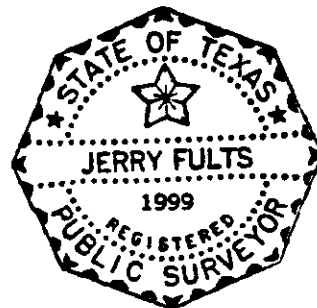
Thomas Anderson League
Survey No. 17
June 7, 1988
88522.00/3318/ss

- 5) with the said curve to the right having a central angle of $01^{\circ} 22' 12''$, a radius of 2848.29 feet, a chord distance of 68.10 feet (chord bears N $28^{\circ} 07' 07''$ E), for an arc distance of 68.11 feet to the POINT OF BEGINNING, CONTAINING (231,695 square feet), 5.319 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

6-7-88
Date



STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information of a 17.482 tract of land situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, same being a portion of that certain 29.028 acre tract of land as conveyed to Eli J. Garza in a deed recorded in Volume 3507, Page 1636 of the Travis County Deed Records, being all of that certain 3.37 acre tract of land as conveyed to Eli J. Garza by deed recorded in Volume 6512, Page 1843 of the Travis County Deed Records, being all of that certain 5.01 acre tract of land as conveyed to Eli J. Garza by deed recorded in Volume 1788, Page 395 of the Travis County Deed Records, the said 17.482 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of the said 3.37 acre tract, being an angle point in the north right-of-way line of Ben Garza Lane (Camino Largo Road) as described in a correction deed conveyed to the County of Travis, recorded in Volume 3513, Page 459 of the Travis County Deed Records;

THENCE, N 62° 35' 04" W, along the north right-of-way line of Ben Garza Lane (Camino Largo Road), passing at 273.07 feet the southwest corner of the said 3.37 acre tract, being the southeast corner of the said 29.028 acre tract, in all a total distance of 1466.63 feet to a point in the east curving right-of-way line of State Highway Loop One, same being the southeast corner of that certain 0.867 acre tract of land described as Tract 10-C in a deed conveyed to the State of Texas recorded in Volume 10336, Page 912 of the Travis County Deed Records;

THENCE, leaving the north right-of-way line of said Ben Garza Lane (Camino Largo Road) and across the said 29.028 acre tract the following four (3) courses:

- 1) with the said east curving right-of-way line of State Highway Loop One (Mopac South), being a curve to the right having a central angle of 06° 07' 43", a radius of 2848.29 feet, a chord distance of 304.53 feet (chord bears N 32° 52' 29" E), for an arc distance of 304.67 feet to an angle point;
- 2) N 45° 44' 06" E, for a distance of 247.85 feet to an angle point;
- 3) N 61° 38' 14" E, for a distance of 23.89 feet to an angle point;

THENCE, across the said 29.028 acre tract the following two (2) courses:

- 1) S 42° 49' 35" E, for a distance of 71.42 feet to an angle point;
- 2) S 88° 27' 20" E, for a distance of 156.49 feet to a point in an east line of the said 29.028 acre tract, same being in the west line of that certain 5.40 acre tract of land as conveyed to W. W. & N. G. Lalonde by deed recorded in Volume 1425, Page 466 of the Travis County Deed Records;

THENCE, S 27° 14' 33" W, along the east line of the said 29.028 acre tract and the west line of the said 5.40 acre tract, a distance of 44.36 feet to a point for the southwest corner of the said 5.40 acre tract and being an ell corner for the said 29.028 acre tract;

THENCE, S 63° 53' 58" E, along the south line of the said 5.40 acre tract and the north line of the said 29.028 acre tract passing at a distance of 782.49 feet the northwest corner of the said 3.37 acre tract, being a northeast corner of the said 29.028 acre tract, in all for a total distance of 965.29 feet to the northeast corner of the said 3.37 acre tract, being the southeast corner of the said 5.40 acre tract;

17.482 Acres
Garza Zoning Fieldnotes
(Tract 6)

Thomas Anderson League
Survey No. 17
November 14, 1988
88522.00/3319/sas/Page 2

THENCE, S 10° 47' 54" W, along the east line of the said 3.37 acre tract, for a distance of 605.40 feet to the POINT OF BEGINNING, CONTAINING (761,515 square feet) 17.482 acres of land area.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.

Jerry Fults
Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

11-14-88
Date

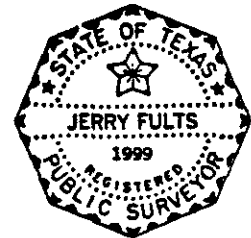


EXHIBIT "H"

STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information of a 0.806 tract of land situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, same being a portion of that certain 29.028 acre tract of land as conveyed to Eli J. Garza in a deed recorded in Volume 3507, Page 1636 of the Travis County Deed Records, the said 0.806 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of Williamson Creek for the northeast corner of that certain 5.40 acre tract of land as conveyed to W. W. & N. G. LaLonde by deed recorded in Volume 1425, Page 466 of the Travis County Deed Records, being the most northerly northeast corner of the said 29.028 acre tract, and in the south line in that certain 98.768 acre tract of land as conveyed to John C. Phillips by deed recorded in Volume 10034, Page 632 of the Travis County Deed Records;

THENCE, S 27° 14' 33" W, along the east line of the said 29.028 acre tract and the west line of the said 5.40 acre tract, a distance of 221.95 feet to a point for a corner;

THENCE, crossing through the said 29.028 acre tract, the following two courses:

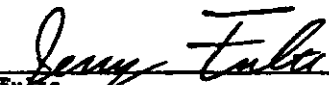
- 1) N 88° 27' 20" W, for a distance of 156.49 feet for an angle point;
- 2) N 42° 49' 35" W, for a distance of 71.42 feet to a point in the east right-of-way line of State Highway Loop 1, same being in the east line of that certain 0.867 acre tract of land described as Tract 10-C in a deed conveyed to the State of Texas recorded in Volume 10336, Page 912 of the Travis County Deed Records;

THENCE, along the east right-of-way line of State Highway Loop 1 (Mopac South), the following two (2) courses:

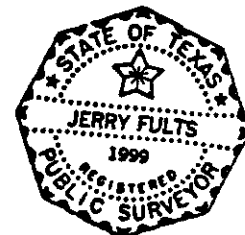
- 1) N 61° 38' 14" E, for a distance of 118.19 feet to an angle point;
- 2) N 31° 02' 07" E, for a distance of 103.42 feet to a point in the center line of Williamson Creek, being in the north line of the said 29.028 acre tract, also being in the south line of the said 98.768 acre tract;

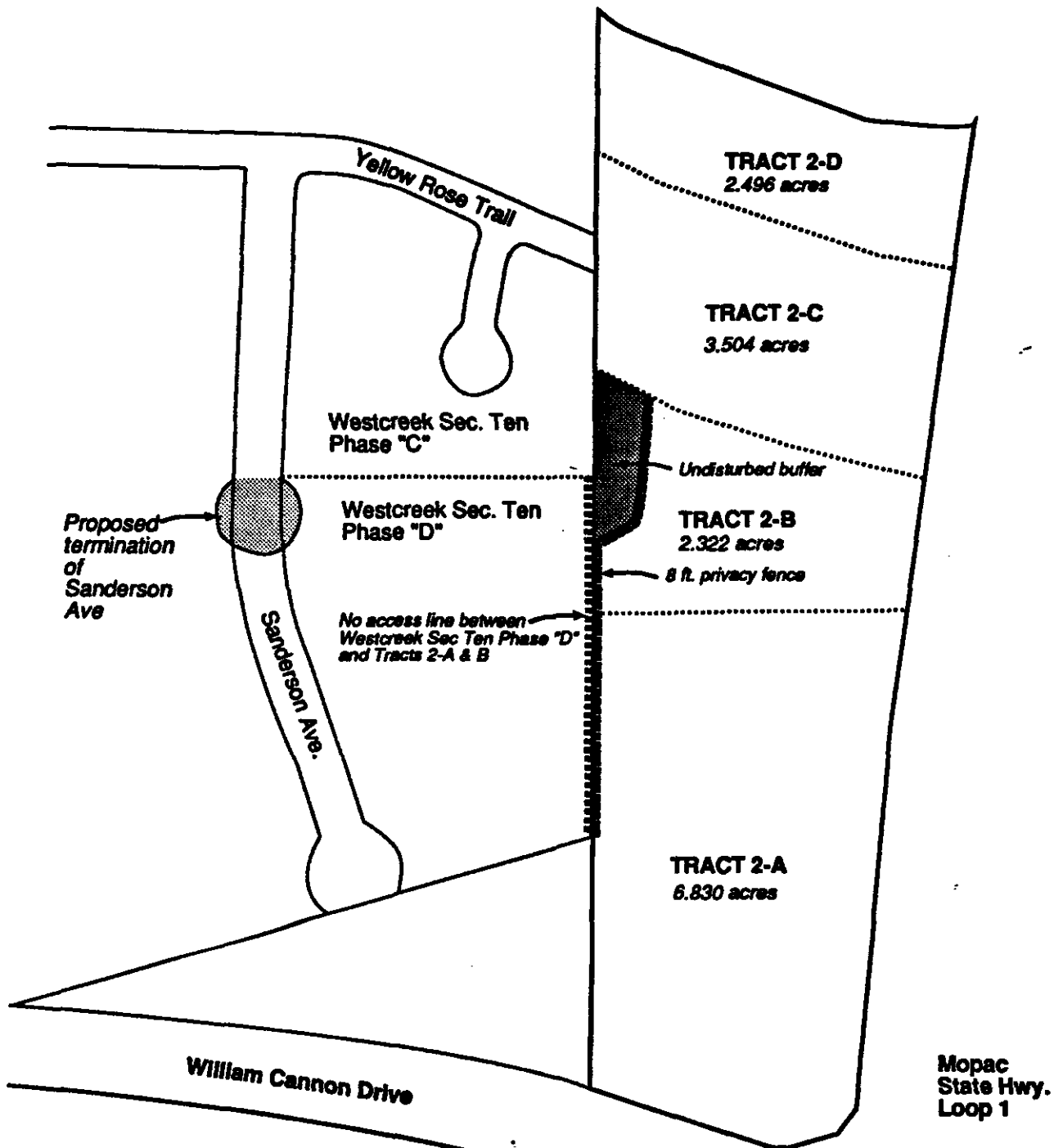
THENCE, S 88° 27' 20" E, along the centerline of Williamson Creek, being the common line between the said 98.768 acre tract and the said 29.028 acre tract, for a distance of 149.31 feet to the POINT OF BEGINNING, CONTAINING 0.806 acres (35,109 square feet) of land.

That I, Jerry Fults, A Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined from record information and does not represent an actual on the ground survey.


Jerry Fults
Registered Public Surveyor
No. 1999 - State of Texas

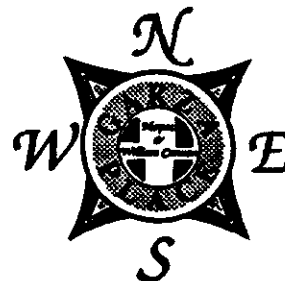
11-14-88
Date





| KEY | |
|-----------------------|--|
| Undisturbed buffer | |
| 8 ft. Privacy fence | |
| No direct access line | |

"EXHIBIT J"



RESTRICTIVE COVENANT

COPY

OWNER: ELI JAMES GARZA

ADDRESS: 3712 Ben Garza Lane, Austin, Texas, 78749

CONSIDERATION: One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: TRACT 1: All that certain 6.621 acre tract of land out of the Thomas Anderson League Survey No. 17, lying and being situated in the County of Travis, State of Texas, said 6.621 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes; and,

TRACT 2A: All that certain 6.830 acre tract of land out of the Thomas Anderson League Survey No. 17, lying and being situated in the County of Travis, State of Texas, said 6.830 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes; and,

TRACT 2B: All that certain 2.322 acre tract of land out of the Thomas Anderson League Survey No. 17, lying and being situated in the County of Travis, State of Texas, said 2.322 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes; and,

TRACT 5: All that certain 5.319 acre tract of land out of the Thomas Anderson League Survey No. 17, lying and being situated in the County of Travis, State of Texas, said 5.319 acre tract of land being more particularly described by metes and bounds in "Exhibit D" attached and incorporated herein for all purposes.

Owner of the Property, for the consideration, impresses the Property with these covenants and restrictions running with the land:

1. The following condition shall apply only to Tract 2B:

a) The following uses permitted on the Tract 2B shall not operate between the hours of 12:00 p.m. midnight through 6:00 a.m.:

1. Administrative and business offices,
2. Business support services,

3. Communications services,
4. Consumer convenience services,
5. General retail sales (convenience),
6. General retail sales (general),
7. Medical offices,
8. Personal services, and
9. Professional office.

b) No 24 hours businesses shall be permitted to operate on the Property.

2. The following condition shall apply only to Tract 1, 2A, and 5:

Owner agrees that all proposed gas station storage sites shall be restricted by the following conditions:

- 1) A subsurface geologic analysis prior to site development to ensure that "point recharge features," including faults, sinkholes, and caves, as defined by the Comprehensive Watersheds Ordinance and the Environmental Criteria Manual of the City of Austin do not exist on the gas station storage tank site. The existence of these features on the storage tank site would require a 150 foot minimum set back from said tank site; and,
 - 2) All secondary containment tank systems will be (i) a double-walled tank, or (ii) an impermeable storage tank liner; and,
 - 3) All secondary containment tank systems to incorporate an continuous electronic monitoring system.
3. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law or in equity, against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
 4. If any part of this agreement or covenant shall be declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
 5. If at any time the City of Austin, its successors or assigns, fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

6. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owner(s) of the Property at the time of such modification, amendment or termination.

All citations to the Austin City Code shall refer to the Austin City Code of 1981, as amended from time to time, unless otherwise specified.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this the 22 day of Dec., 1988.

Eli James Garza
Eli James Garza

THE STATE OF TEXAS

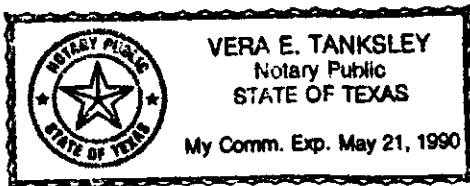
§

COUNTY OF TRAVIS

§

§

This instrument was acknowledged before me on this the 22nd day of December, 1988, by Eli James Garza.



Vera E. Tanksley
Notary Public Signature

Vera E. Tanksley
Type or Print Notary Name
My Commission Expires: 5-21-90

NOT A SURVEY

STATE OF TEXAS §
COUNTY OF TRAVIS §

DESCRIPTION prepared from record information of a tract of land containing 6.621 acres situated in the Thomas Anderson League Survey No. 17, Travis County, Texas, being a portion of that certain 38.42 acre tract of land conveyed to Eli J. Garza by a deed recorded in Volume 7684, Page 700 of the Travis County Deed Records, the said 6.621 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of the above said 38.42 acre tract, same being the southeast corner of that certain 10 acre tract of land as conveyed to T. U. Bryant by deed recorded in Volume 906, Page 529 of the Travis County Deed Records, also being in the north line of that certain 108.802 acre tract of land as conveyed to T. U. Bryant by deed recorded in Volume 570, Page 268 of the Travis County Deed Records;

THENCE, N 27° 41' 38" E, with the common line between the said 10 acre tract and the 38.42 acre tract, passing at a distance of 660.00 feet the northeast corner of the said 10.00 acre tract, same being in the east line of that certain 26.78 acre tract of land as conveyed to T. U. Bryant by deed recorded in Volume 693, Page 39 of the Travis County Deed Records, in all for a total distance of 928.09 feet to a point in the south curving right-of-way line of William Cannon Drive (120' right-of-way);

THENCE, leaving the west line of and crossing through the said 38.42 acre tract and with the south curving right-of-way line of William Cannon Drive (120' right-of-way), being a curve to the right having a central angle of 07° 58' 14", a radius of 2440.00 feet, a chord distance of 339.16 feet (chord bears S 42° 28' 15" E) for an arc distance of 339.43 feet to a point in the west right-of-way line of State Highway Loop, for the northwest corner of that certain 1.022 acre tract of land described as Tract 12-B in a deed conveyed to the State of Texas, recorded in Volume 10336, Page 912 of the Travis County Deed Records;

THENCE, S 00° 22' 58" E, along the west right-of-way line of said State Highway Loop One (Mopac South), for a distance of 61.85 feet to a point for the northwest corner of that certain 0.112 acre tract of land described as Tract 12-D in a deed conveyed to the State of Texas, recorded in Volume 10336, Page 935 of the Travis County Deed Records;

THENCE, continuing along the west right-of-way line of said State Highway Loop One the following four (4) courses:

- 1) S 31° 39' 00" W, for a distance of 160.00 feet to an angle point;
- 2) S 25° 54' 39" W, for a distance of 200.01 feet to a point in the west line of the said 1.022 acre tract;